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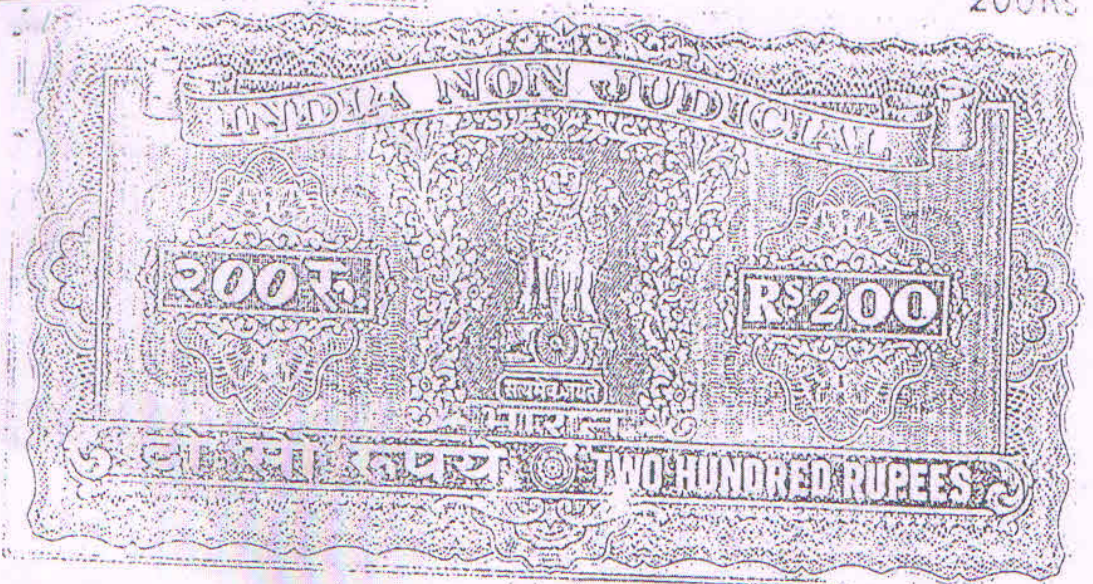
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SALE DEED.

THIS DEED OF SALE IS MADE ON THIS THE 2nd DAY OF JANUARY, 1989 BETWEEN/BY :-

M/s. SEABHUM ENGINEERING & FOUNDRY(P) LTD., situated at Purulia Road, Mango, P.O. & P.S. Mango town Jamshedpur, District Singhbhum. The above named company is represented through its Director in-charge Mrs. SHEELA SINGH / O/Sri Kanhaiya Singh, by faith Hindu, by nationality Indian, resident of 16, Circuit House Area, P.S. Basantapur, town Jamshedpur District Singhbhum, hereinafter called the SELLER (which expression shall unless repugnant to the context include its successors-in-law, Administrators,

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legal representatives and permitted assigns) of the ONE PART; and

IN FAVOUR OF

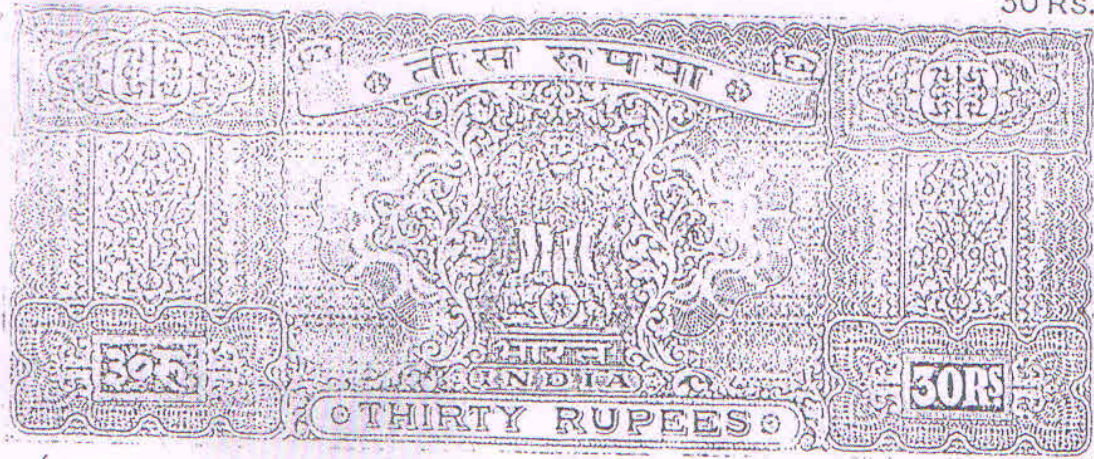
MINOR JASPAL SINGH S/O Mr. Harbhajan Singh, minor is represented through his natural guardian father Harbhajan Singh son of Late Tara Singh, by faith Sikh, by nationality Indian, resident of 63, New Kasidih East, Road No.2, Sakchi P. S. Sakchi, town Jamshedpur, District Singhbhum hereinafter called the PURCHASER (which expression shall unless repugnant to the context include his heirs, successors, administrators and assigns) of the OTHER PART.

NATURE OF TRANSFER :- S & L E.

VALUE OF PROPERTY :- ₹.48,000/- (Rupees forty eight thousand) only.

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SCHEDULE 'C'

(Description of the property hereby conveyed)

ALL THE PIECE AND PARCEL of land in ralyati nature measuring an area 223'ft.4"inch X 41'ft. together with whatsoever attached and whatsoever standing thereon, from eastern side, in part of old Plot No. 192, under Old Khata No. 32, out of an area 0-40-0(forty) Kathas corresponding to new Plot No. 1076(Part) under new Khata No. 1249, of Mouza Pardih, thana No. 1641, P. S. Mango, Sub-Registry and in town Jamshedpur, District Singhbhum, bounded and butted as follows :-

North by :- 20'ft. wide Road;

South by :- Plot No. 1075;

East by :- Plot No. 1077;

West by :- Part of Plot No. 1076, now sold to Balwinder Kaur and Harbhajan Singh.

Annual rent Rs. 12/- only.

payable to the landlord the State of Bihar, Block at Jsr.

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The location of land/premises shown in 'Green' colour in sketch map attached herewith which shall be treated as part of this deed.

KNOW ALL MEN BY THESE PRESENTS :-

WHEREAS the Seller company is the lawful owner of the ALL THAT land together with whatsoever standing thereon more particularly mentioned in the schedule 'C' above which the Seller company along with other lands had purchased from its former owner Mr. Mani Kant V. Gada and others through registered Sale Deed/s registered at Jamshedpur Sub-Registry Office and the Seller company after the said purchase came in physical possession over the said land and started business thereon under the name and style of M/s. Shabnum Engineering and Foundry (P) Ltd., a company registered under the Indian Companies Act, And

WHEREAS the present land along with other land and structures within the compound wall of the factory premises of Seller company has been recorded in the office of the Superior landlord which has been confirmed in settlement Case No. 115/83-84 under section 90 of C.M.T. Act in the court of A. S. O., Sri J. J. Ekka, Jamshedpur; And

WHEREAS the Seller company has been exercising all acts of ownership and has been in possession over the same without any hindrance from any corner and by payment of due ground rent and other taxes thereon; and

WHEREAS the Directors, Chairman, and Vice-chairman including other of M/s. Shabnum Engineering and Foundry (P) Ltd., decided to dispose of

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of the company or part thereof to any party or purchaser and the Seller company has authorised and empowered Mrs. Sheela Singh (Director-in-charge) by their Board meeting held on 24th Nov. 1988 to sell, negotiate, transfer, convey and deliver all that property mentioned in the schedule 'C' above and other lands or any existing property of the Company to any purchaser or purchasers for and on behalf of the company; And

WHEREAS the Seller has agreed with the Purchaser FOR ABSOLUTE SALE of the schedule 'C' above property to the Purchaser for a TOTAL consideration of Rs. 48,000/- (Rupees forty eight thousand) only and whereas the Purchaser has agreed to purchase the same.

NOW THEREFORE THIS DEED OF SALE WITNESSETH :-

That in pursuance of the above agreement and in consideration of the said sum of Rs. 48,000/- (Rupees forty eight thousand) only paid by the Purchaser to the Seller, the said sum of Rs. 48,000/- (Rupees forty eight thousand) only, the receipt of which sum the Seller hereby admits and acknowledges as full, final and highest consideration of the above schedule 'C' property, the Seller does hereby by these presents hereby sell, convey, transfer and deliver all that property described in the schedule 'C' above in favour of the purchaser by this Deed of sale.

That all the rights, title, interest of the said property of the Seller company are now vested in the Purchaser and the Purchaser with his heirs will enjoy and possess the same forever without any interruption from the side of the

heir and successors.

dated 3/1/88

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That the Seller or its/her heir and successors will have no claim over the said property conveyed by this Deed of Sale.

That the ground rent and other taxes of the said land/premises now will be paid by the Purchaser in place of the Seller and the Seller also gave delivery of possession of the said land in favour of the Purchaser and the Purchaser shall be at liberty to get his name mutated in the office of the landlord in respect of the above schedule 'C' property and will pay rent for the same in his own name.

That the land/premises hereby conveyed by this deed of sale is free from all encumbrances, charges and liens and prior to this sale, the Seller company has not conveyed, transferred, surrendered, mortgaged or otherwise alienated the same or part thereof to any party, concern or Institution.

Be it noted that if it transpires later on said land is not free from all encumbrances and if the purchaser suffers any loss due to any defect of title of the Seller to the property, the Seller company shall be liable to the Purchaser and will be bound to make good any such loss or damage sustained by the Purchaser and the Seller company shall bear the cost to make the title of the Purchaser perfect in respect of the said land.

IN WITNESS WHEREOF the Seller doth hereunto set her hand to-day at Jamshedpur on the day, month and year first above written.

Read over the contents of this Deed and found it to be correct.

Witnesses :-

1. Harshul S. Thakur
22, Main Road Jamshedpur
831001
2. VINEET K. SINGH

SELLER.

Sheela Singh
3-1-89